

Tim Blackwell  
MWA  
66-68 Margaret Street  
London  
W1W 8SR

Application Ref: **2017/3233/P**  
Please ask for: **Kate Henry**  
Telephone: 020 7974 **2521**

22 August 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**7 Warwick Court**  
**London**  
**WC1R 5DJ**

Proposal: Details/samples of facing materials required by condition 3, details of external noise levels required by condition 5, details of enhanced sound insulation required by condition 6, details of maximum internal water use levels required by condition 7, of planning permission 2016/3848/P, dated 12/05/2017 (for change of use from office to 5x self-contained flats, replacement rear extension and associated works)

Drawing Nos: P\_07 Rev D; P\_14 Rev D; 300\_101 Rev A; 300\_102 Rev A; 300\_103 Rev A; 300\_104 Rev A; 300\_105 Rev A; QF8324-GA-01 Rev 00; QF8324-GA-02 Rev 00; Sanitaryware flow rates calculations; Sound insulation investigation report (dated 14/03/2017); Roof plant predictions

The Council has considered your application and decided to approve details:

Informative(s):

- 1 Reasons for granting:



The proposal seeks to discharge conditions 3, 5, 6 and 7 of planning permission 2016/3848/P, dated 12/05/2017.

Condition 3 requires the submission of detailed drawings, or samples of materials as appropriate, in respect of: (a) all facing materials; (b) elevation and section drawings at 1:10 of all new windows.

The samples and/or manufacturer's details of all the proposed facing materials are considered to be of an appropriately high standard and suitable for use on the listed building. The details are the same as those approved pursuant to planning permission reference 2016/3849/P (approval of details for previous but similar scheme).

The details of the windows have been revised during the course of the application, in consultation with the Conservation Officer. The details are now considered to be acceptable.

Condition 5 requires details to be provided of external noise levels emitted from plant/machinery/equipment and mitigation measures, and condition 6 requires details to be provided of an enhanced sound insulation value for the floor/ceiling/wall structures separating different types of rooms/uses in adjoining dwellings. The details submitted include noise predictions for the roof plant, a sound insulation investigation report and details of the acoustic enclosure. The details are considered to be acceptable such that the amenity of occupiers of the development would not be adversely affected by noise. The details are the same as those approved pursuant to planning permission reference 2017/2131/P (approval of details for previous but similar scheme).

Condition 7 requires the development to achieve a maximum internal water use of 105 litres/person/day, allowing 5 litres/person/day for external water use; and for evidence of compliance to be provided. The details submitted include details of sanitaryware flow rates. The details illustrate that the development will achieve a maximum internal water use of less than 105 litres/person/day (the estimated figure is 102.39 litres/person/day). The details are the same as those approved pursuant to planning permission reference 2017/2131/P (approval of details for previous but similar scheme).

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy,

and Policies DP22, DP23, DP24, DP25 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies D1, D2, A4 and CC3 of the Camden Local Plan 2017. The proposed development also accords with London Plan 2016; and the provisions of the National Planning Policy Framework 2012.

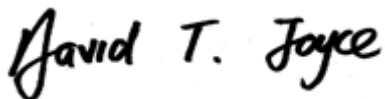
- 2 You are advised that all conditions relating to planning permission 2016/3848/P, dated 12/05/2017, which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning